



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
May 24th, 2021 - 7:00 p.m.
Zoom – Virtual Public Meeting

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
FAX: (215)-633-3609
www.bensalempa.gov

Public Comment or questions on both agenda and non-agenda items can be mailed to the Bensalem Clerk of Council, 2400 Byberry Road, Bensalem, PA 19020, or they can be emailed to publiccomments@bensalempa.gov beginning at 6 p.m. on Monday, May 24th, 2021 and throughout the duration of the public meeting.

COUNCIL AGENDA

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **April 26th, 2021**
4. Consideration of an application for **Conditional Use** for **Telecommunications Facility.**

Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Location: Row Near 2356 Street Road
Proposed Use: Telecommunications Facility
Zoning Classification: G-C – General Commercial
Tax Parcel: 2-39-93
[View Plans](#)

5. Consideration of a **Preliminary and Final Land Development/Subdivision:**

Applicant: Costa Homes
Location: 4946 Neshaminy Boulevard
Proposed Use: (4) Single Family Dwellings
Zoning Classification: R-A-1 Residential District
Tax Parcel: 2-19-197

6. Consideration of a **Resolution for Act No. 537, PA Sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **4946 Neshaminy Boulevard Subdivision.**

7. Consideration of a **Final Land Development** for:

Applicant: La Azteca, Inc. (Cruz)
Location: Street Road & Castle Drive
Proposed Use: Retail
Zoning Classification: GC _ General Commercial
Tax Parcel: 2-37-39 & 2-37-40

[View Plans](#)

8. Consideration of a **Final Land Development** for:

Applicant: Raymond Richardson (R & R Produce & Garden Center)
Location: 1215 Bristol Pike
Proposed Use: Commercial Produce and Garden Center
Zoning Classification: GC _ General Commercial
Tax Parcel: 2-29-422

[View Plans](#)

9. Consideration of a **Resolution for Act No. 537, PA Sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **River's Edge at Pen Ryn Estates.**

10. **Consideration and public hearing** of an **Ordinance** amending Chapter 225 “Vehicles and Traffic” Article II – Traffic Regulation, Section 6, Appendix A shall be amended to **add** the following restrictions:

No Parking, No Stopping, No Standing, Anytime	Direction of Travel	Location
Clinton Avenue	Eastbound	From Mitchell Avenue to Cedar Avenue

11. Consideration of **Escrow Releases** for:

A. Developers Request:	Bensalem MZL, LLC – Release #1
Location:	1837 Street Road
Tax Parcel:	2-43-305 and 2-43-305-1
Amount:	\$ 136,065.00
B. Developers Request:	Galloway Reserve) Release #1 – Revised
Location:	(AKA Victory Square 2670 Galloway Road
Tax Parcel:	2-33-7
Amount:	\$ 890,672.55
C. Developers Request:	Waterside – Phase 2 – Release #7 - Revised
Location:	State Road
Tax Parcel:	2-65-22, 2-64-138 and 2-67-139
Amount:	\$ 944,281.81

12. **Public Comment**

13. **Other Business**

14. **Next Meeting: 06/14/21 - Adjournment**

By: Edward Kisselback, Council Secretary

Council reserves the right to add or delete items to alter the order of business as they deem necessary.

Curfew for Council Meetings is 10:30 P.M.

The meeting can be viewed live by the public on cable television channels 22 (Comcast) in Bensalem and 34 (Verizon) throughout Bucks County. It will then replay daily at 1:00 a.m., 10:00 a.m. and 7:00 p.m. The meeting will also be available for next day streaming via the Township website, www.bensalempa.gov, or the Township's online video channel at www.youtube.com/bensalemtownship.